

P&Z / BUILDING DEPARTMENT

JUNE 2016 MONTHLY REPORT

P&Z COMMISSION MEETING

JUNE 28, 2016

Present: P&Z Commissioners Sarah Murphy, Steve Gulas, Ken Collins, Debi Renfroe, Derryll Anderson, Mike Menchinger

Staff members present: Director of Community Development Brian Wismer, Senior Planner Julie Brown

Approval of **minutes** May 24, 2016 meeting. –Motion to **Approve**- Collins, Second Renfroe. For: Collins, Renfroe, Anderson, Gulas, Abstained: Menchinger (not present at last meeting) **Motion carried: 4-0-1**

OLD BUSINESS

None

NEW BUSINESS

Dairy Queen- 425 N. Glynn Street

Development Plans & Variance Requests / File # 16-018 - Motion to **Approve** development plans and (2) variance request with the following conditions:

1. The applicant shall submit revised elevations with scoring/grid added to the north side of the building. (to be reviewed and approved by City Staff)
2. Any LED lighting shall be installed behind the building fascia (not directly visible from the street). Motion- Menchinger, Second Collins. **Approved unanimously**

South-Tree Enterprises Inc. – 1233 Hwy. 54 West

Development Plans / File # 16-019 - Motion to **Table** until July 26, 2016 – Collins, Second Anderson. For: Collins, Anderson, Menchinger, Renfroe, Abstained: Gulas. **Motion carried: 4-0-1.**

Fayette Ventures, LLLP. – Hwy 92 & Jimmy Mayfield Blvd.

Annexation & Rezoning Request / File # 16-022 - Motion to **Table** until July 26, 2016- Menchinger, Second Renfroe. **Approved unanimously**

Fayette Ventures, LLLP. – Hwy 92 & Jimmy Mayfield Blvd.

Rezoning Request / File # 16-023 - Motion to **Table** until July 26, 2016- Menchinger, Second Renfroe. **Approved unanimously**

FLU Map & Zoning Map updates - Motion to recommend **Adoption** of updated Zoning Map to Mayor & Council- Collins, Second Gulas. **Approved unanimously**

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FLU Map & Zoning Map updates (*continued*) - Motion to recommend *Adoption* of Updated FLU Map to Mayor & Council as presented – Collins, Second Anderson.
Approved unanimously

STAFF REPORT

Dollar General – East Lanier Avenue

Development Plans & Variance Request / File # 16-024 - Ms. Brown reported on the receipt of an application from Sullivan Wickley for the development of a Dollar General store on Hwy 54 East. Mr. Colin Edwards gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments.

P&Z Commission – Time Change for P&Z Meetings

In May, 2016 Mayor & Council changed their meeting time to 6:00 pm. To avoid public confusion, Chair Murphy decided to change the meeting time of the Planning & Zoning Commission to 6:00 pm starting Tuesday, July 26, 2016 by the authority granted in Sec. 2-171 of the City Code.

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

JUNE 02, 2016

Present: Brian Wismer, Greg Taliercio, Donna Rosser, Vicki Turner.

AGENDA ITEMS:

Tribal Chick- APPROVED AS SUBMITTED

111 South Glynn St.

Sign Review (Hanging Sign)

Font: Georgia, Intimacy, and Amplify

Colors: Black

Background: Natural Birch Wood

Hanging Bracket: Antique black

Trim: None

Jan Trammell Real Estate – APPROVED AS SUBMITTED

385 North Jeff Davis

Sign Review (ground sign)

Font: Times New Roman

Colors: Bleeker Beige (HC-80) and Black

Trim: Routed top

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ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

JUNE 16, 2016

Present: Brian Wismer, Derryll Anderson, Donna Rosser, Gregg Aikin, Greg Taliercio, Vicki Turner.

AGENDA ITEMS:

Ravin Homes- Dana Bryant – Approved with Conditions

165 Peppermill Landing (Lot # 64) -The Villages

Architectural Review - New Floor Plan/ The Murphy

Colors:

Roof- Moire Black

Siding-SW2835-Craftsman Brown

Board & Batten - SW2836- Quartersawn Oak

Shutters- SW2836- Quartersawn Oak

Front Door- SW2839- Roycroft Copper Red

PaintTrim & Garage Door- SW7008- Alabaster

Ext. Trim & Gutters- White

Stone- Southern Ledgestone (Chardonnay)

Conditions:

Use a block style stone, per examples given in the neighborhood. Stone color (Chardonnay) is approved.

Continue stone treatment along frontage up to the height under front double window and wrap around left side 24”.

Columns shall be 10” box instead of 8”.

Nurse Training One -On -One LLC. – Approved with Recommendations

560 N. Jeff Davis Drive

Ground Sign Review – New panel on existing monument

Colors:

Address: CW-680 Mopboard Black

Letters & Phone # : CW-625/Prussian Blue

Font:Times New Roman

Hat & Stethoscope: CW-315/ Cornwallis Red

Recommendations:

The AAAC recommends the following changes to the sign:

1. Increase the font size of the address (560) and the phone number, while reducing font size of names.
2. Consider editing the verbiage, the sign is too busy for vehicular traffic to read. (Using first initial and last name would make the sign easier to read)
3. To keep the sign cohesive, the committee recommends changing the color of “Family Nurse Practitioner” to Prussian Blue or eliminating the verbiage.
4. Verify punctuation on credentials. (Ph.D., / BSN, RN or B.S.N., RN)

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ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

JUNE 16, 2016 (CONTINUED)

Sonji Builders – Approved with Conditions

145 Concord Court- (Lot 141) – The Villages

Architectural Review - New Floor Plan- Elevations Approved- Applicant is still required to submit colors to P&Z Staff for approval.

Conditions:

For a cohesive look, use the same masonry (brick or stone) all the way around the house. (If stone is used, it should be a block style stone)



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	RETAIL	INDUSTRIAL	OFFICE
3rd Q 2015	9.52%	6.00%	12.96%
4th Q 2015	8.00%	6.00%	12.96%
1st Q 2016	7.98%	6.00%	12.87%
2nd Q 2016	6.52%	5.00%	12.82%

Overall Vacancy Rate = **7.90%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	June 2016	2016 YTD Total	2015 YTD Total
Annexation and Rezoning	0	0	6
Rezoning	0	3	1
Preliminary Plat	0	2	0
Site Development Plan	1	8	6
Elevation Plan	0	2	3
Variance	0	2	2
Special Exception	0	3	2
Amendment to the Zoning Ordinance	0	0	0
Amendments to other ordinances	0	0	0
Comprehensive Plan Text or Future Land Use Map Update	1	1	0
Totals	2	21	20

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**BUILDING PERMIT ACTIVITY REPORT
JUNE 2016**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2016	YEAR TO DATE 2015
118	Permits/Inspection Fees	\$33,040.70	\$206,592.64	\$98,405.50
5	Impact Fees	\$30,328.36	\$186,296.04	\$53,478.00
123	TOTALS	\$63,369.06	\$392,888.68	\$151,883.50

NEW RESIDENTIAL ACTIVITY			
	JUNE	YEAR TO DATE 2016	YEAR TO DATE 2015
New Single Family Permits Issued	7	31	21
Single Family CO's Issued	5	21	26

FORECLOSURE STATISTICS

2010		
	Total	Avg
Listed	285	23.8
Actual	96	8

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

CITY OF FAYETTEVILLE FORECLOSURE 2016														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg
Listed	3	2	5	0	3	3							16	2.7
Actual	0	1	1	1	0	0							3	0.5

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SUBDIVISION LOTS PERMIT STATUS 2000 - 6/30/2016

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	37	14
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	28	2
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	39	9
TOTAL	TOTALS	956	855	101

1 Single Family Permits issued in Stonebriar West Phase II

1 Single Family Permits issued in The Villages @ Lafayette

1 Single Family Permits issued in Farrer Woods

1 Single Family Permits issued in Clifton Lakes

3 Single Family Permits issued in Logan Park